

Memorandum



City of Tempe

Date: April 30, 2010

To: Technology, Economic and Community Development Committee

From: Chris Anaradian, Development Services Manager
Lisa Collins, Deputy Development Services Manager

Subject: Development Services Zoning and Development Code Amendments

Development Services Zoning and Development Code Amendments

- ✓ (July 2, 2009) Adopted a temporary Zoning and Development Code amendment for increased signage allowance for Tempe businesses. This includes larger lead-in signs, larger sale or lease signs, and length of time allowed for significant event signs such as banners and balloons for advertising.
- ✓ (October 22, 2009) Adopted new Zoning and Development Code amendments consisting of changes for process improvements, clarifications and responses to changing uses and trends, more notably including but not limited to:
 - Authority to abate commercial properties in distress;
 - Revised Accessory Building standards which eliminate the automatic public hearing process; reduced setbacks for lower height buildings and when next to an alley; Increased setback in certain districts based on a max. allowed height; Public hearings for requests higher than 15' or reducing the additional setback.
 - New allowance for Guest Quarters on lots min. 15,000 sf. in size, with recorded covenant of building not to be rented as a livable dwelling.
 - New provisions for small animals, including eliminating the City Code separation requirements for chickens (up to 5).
 - Define permissible sizes of recycling centers for collection in certain districts.
 - Providing an exception to parking requirements small Outdoor Dining areas.

- Consistent approval time limitations to coincide with the building permit process.
 - Extension requests allowed up to the final date approval expiration (prev. 45 days)
- ✓ (November 5, 2009) Adopted new Zoning and Development Code amendments for provisions and limitations on Off-Premise Freeway Signs.
- ✓ (Pending)
 - Extend temporary Zoning and Development Code amendment for increased signage allowance for Tempe businesses. This includes larger lead-in signs, larger sale or lease signs, and length of time allowed for significant event signs such as banners and balloons for advertising
 - ZDC amendment to expand wayfinding signage city wide
 - Temporary ZDC amendment to allow “for lease” banners (12 months)